

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 24 2017

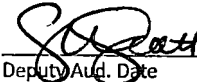
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 24 2017

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$</sup> 1625.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

 7/24/17  
Deputy Aud. Date

**WARRANTY DEED  
(JOINT AND SURVIVORSHIP)**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT THOMAS R. LINK and SHARON M. LINK**, husband and wife, GRANTORS, of Mercer County, Ohio, for valuable consideration do hereby **GRANT, BARGAIN, SELL, AND CONVEY** with general warranty covenants to **DAVID M. OSTERHOLT and MEGAN C. OSTERHOLT**, Grantees, whose tax mailing address is 2537 Stachler Rd., Ft. Recovery, Ohio, 45846, *for their joint lives, the remainder to the survivor of them*, the following described real estate, situated in the Township of Gibson, County of Mercer, and State of Ohio, and bounded and described as follows:

Being a parcel of land situated in Gibson Township, Mercer County, Ohio, and being a part of the Northwest quarter of Section 19, Township 15 North, Range 2 East. Being more particularly described as follows:

Commencing for reference at the cornerstone at the West Quarter Post of said Section 19. Thence, South 88° 12' 08" East, along the South line of the Northwest quarter of said Section 19 and the centerline of Stachler Road, a distance of 273.89 feet to a Mag nail. Said point being the place of beginning for the parcel of land to be conveyed by this instrument. Thence, continuing, South 88° 12' 08" East, along the last described line, a distance of 819.59 feet to a P.K. nail. Thence, North 02° 04' 36" East, a distance of 326.70 feet to a 5/8 inch iron bar. Thence, South 88° 12' 08" East, a distance of 229.53 feet to a 5/8 inch iron bar. Thence, North 02° 00' 46" East, along the West line of the Southeast quarter of the Northwest quarter of said Section 19, a distance of 782.18 feet to a point in the approximate centerline of an open ditch. Thence, Northeasterly, along the approximate centerline of said open ditch, the following courses and distances:

North 82° 13' 40" East, a distance of 171.07 feet to a point,

North 47° 08' 53" East, a distance of 212.99 feet to a point,

North 34° 01' 47" East, a distance of 82.32 feet to a point,

North 12° 47' 59" East, a distance of 55.97 feet to a point,

North 44° 13' 27" East, a distance of 44.01 feet to a point,  
North 06° 24' 25" West, a distance of 79.43 feet to a point,  
North 30° 20' 25" West, a distance of 38.72 feet to a point,  
North 27° 43' 53" East, a distance of 48.06 feet to a point,  
North 89° 25' 52" East, a distance of 40.65 feet to a point,  
North 52° 47' 06" East, a distance of 47.50 feet to a point,  
North 56° 40' 45" West, a distance of 70.30 feet to a point,  
North 22° 56' 12" East, a distance of 48.22 feet to a point,  
North 69° 27' 43" East, a distance of 41.52 feet to a point,  
North 06° 39' 47" West, a distance of 59.98 feet to a point,  
North 70° 02' 54" East, a distance of 54.64 feet to a point,  
North 11° 14' 18" West, a distance of 61.16 feet to a point,  
North 69° 37' 35" East, a distance of 57.67 feet to a point,  
South 61° 18' 05" East, a distance of 66.69 feet to a point,  
North 25° 48' 10" East, a distance of 58.83 feet to a point,  
North 60° 10' 41" East, a distance of 41.12 feet to a point.

Thence, leaving the approximate centerline of said open ditch, North 02° 04' 36"

East, along the West line of the East half of the Northeast quarter of the Northwest quarter of said Section 19, a distance of 764.31 feet to a 5/8 inch iron bar. Thence, North 88° 10' 34" West, along the North line of the Northwest quarter of said Section 19, a distance of 664.71 feet to a 5/8 inch iron bar. Thence, South 02° 00' 46" West, along the West line of the northeast quarter of the Northwest quarter of said Section 19, a distance of 1356.72 feet to a 5/8 inch iron bar. Thence, North 88° 11' 21" West, along the East-West half section line of said Section 19, a distance of 853.40 feet to a 5/8 inch iron bar. Thence, South 01° 53' 06" West, a distance of 784.16 feet to a 5/8 inch iron bar. Thence, South 85° 31' 51" West, a distance of 196.62 feet to a 5/8 inch iron bar. Thence, South 02° 16' 05" West, a distance of 551.30 feet to the place of beginning.

Containing 46.582 acres of land more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, a Professional Surveyor 7764, dated October 8, 2013. On file in the County Engineer Office.

LAST TRANSFER: Instrument no. 201000004305, Mercer County, Ohio Official Records.

Tax #16-046200.0000; Map #14-19-100-002

Grantees shall pay all real estate taxes and assessments due and payable in July 2017 and thereafter.

and all the **ESTATE, RIGHT, TITLE AND INTEREST** of the said Grantors in and to the said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, their heirs, successors, and assigns forever.

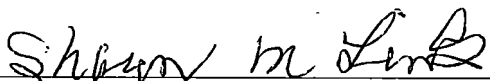
**This is in fulfillment of obligations of Grantor and Grantee under the land contract recorded at Instrument #201300006423 at the Mercer County, Ohio Recorder's Office. Said land contract is hereby cancelled.**

And the said **THOMAS R. LINK and SHARON M. LINK** do hereby **COVENANT AND WARRANT** that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED**, and that they will defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said **THOMAS R. LINK and SHARON M. LINK**, husband and wife, hereby release their right and expectancy of dower in said premises and have hereunto set their hands this 17<sup>th</sup> day of July, 2017.

Signed and acknowledged by:

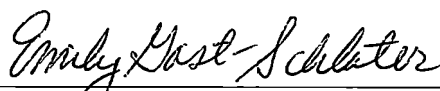
  
THOMAS R. LINK

  
SHARON M. LINK

STATE OF OHIO  
COUNTY OF MERCER SS.

BE IT REMEMBERED, THAT on the 17<sup>th</sup> day of July, 2017, before me, the subscriber, a notary public in and for said state, personally came **THOMAS R. LINK and SHARON M. LINK** the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at St. Henry, Ohio the 17<sup>th</sup> day of July, 2017.

  
Notary Public



EMILY GAST-SCHLATTER  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

Instrument prepared by: Emily Gast-Schlatter, HOWELL, GAST-SCHLATER & CO., L.P.A., Attorney at Law, 397 N. Eastern Ave., P.O. Box 317, St. Henry, Ohio 45883-0317, (419) 678-7111, FAX: (419) 678-7332, E-MAIL: [eschlatter@howellcolaw.com](mailto:eschlatter@howellcolaw.com), REG. NO 0086784.